



City of Coppel, Texas

255 E. Parkway Boulevard
Coppell, Texas
75019-9478

Minutes

Planning & Zoning Commission

Thursday, December 15, 2022

6:00 PM

255 Parkway Blvd.

Edmund Haas
(Chair)

Glenn Portman
(Vice Chair)

Cindy Bishop

Sue Blankenship

Freddie Guerra

Ed Maurer

Jim Walker

PRESENT: Chairman, Edmund Haas; Vice Chair, Glenn Portman; Commissioner, Cindy Bishop; Commissioner, Sue Blankenship; Commissioner, Freddie Guerra; and Commissioner, Ed Maurer virtually via Zoom.

ABSENT: Commissioner, Jim Walker

Also present were Mary Paron-Boswell, Senior Planner; Matt Steer, Development Services Administrator; Michael Garza, Assistant Director of Public Works; Cole Baker, E.I.T., Graduate Engineer; Shelby Fletcher, Senior Administrative Assistant; and Kami McGee, Board Secretary.

Notice was hereby given that the Planning and Zoning Commission of the City of Coppel, Texas, met on Thursday, December 15, 2022, in Regular Called Session at 6:00 p.m. for Work Session, and Regular Session at 6:30 p.m., at Town Center, 255 Parkway Boulevard, Coppell, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Coppel reserves the right to reconvene, recess or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

As authorized by Section 551.127, of the Texas Government Code, one or more Commissioners or employees may attend this meeting remotely using videoconferencing technology.

The purpose of this meeting was to consider the following items:

Regular Session (Open to the Public)**1. Call To Order**

Chairman Haas called the meeting to order at 6:00 p.m.

2. Work Session (Open to the Public)**3. Discussion of agenda items.**

Staff briefed the commission on the cases listed on the agenda and answered questions.

Regular Session (Open to the Public)**4. Citizens' Appearance**

Chairman Haas advised that no one signed up to speak at Citizens' Appearance.

5. Consider approval of the November 17, 2022, Planning and Zoning meeting minutes.

A motion was made by Vice Chair Portman, seconded by Commissioner Guerra, to approve the minutes of the November 17, 2022, Planning and Zoning meeting. Commissioner Blankenship was not present during the vote for the agenda item. The motion passed unanimously, 5-0.

6. Consider approval of an Ordinance for PD-299R-C, a zoning change request from PD-299-C (Planned Development-299-Commercial) to PD-299R-C (Planned Development-299 Revised-Commercial) to revise the Planned Development to allow for three office/retail buildings on approximately 2.7 acres of property located on the northeast corner of N. Coppell Road and SH 121 and authorizing the Mayor to sign.

Commissioner Blankenship joined the Planning and Zoning meeting at 6:45 p.m.

Mary Paron-Boswell presented the case with exhibits and stated that staff is recommending approval of the request subject to:

1. There may be additional comments during the Detail Engineering review.
2. A Final Plat is required.
3. Tree removal permit and tree mitigation fees will be required prior to construction.
4. Update the quantity of proposed plants on the landscape plans.
5. Update the plans to list the PD conditions:
 - a. Allow for the buildings and parking to be located as shown on the Site Plan.
 - b. Allow the masonry screening wall to end as shown.
 - c. Building signage must conform with City Sign ordinances.

Greg Garron, East Star Design, P.O. Box 53, Forney, TX 75126, was present to answer questions of the commission. Mr Garron stated he was in agreement with staff conditions.

Chairman Haas opened the Public Hearing and advised that no one wished to speak. Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Bishop, seconded by Commissioner Guerra, to approve the agenda item with staff conditions and an additional condition stating that the balcony on building 1A be removed. The motion passed unanimously, 6-0.

7. Consider approval of an Ordinance for PD-301R3-HC, Victory at Coppell, a zoning change request from PD-301R2-HC (Planned Development 301 Revision 2- Highway Commercial) to PD-301R3-HC (Planned Development 301-Revision 3- Highway Commercial) to revise the Concept Plan for the overall development of the site and allow for a combination of retail, restaurant, offices, medical office, and daycare on 10 lots totaling approximately 16.77 acres of property; which incorporates a Detail Site Plan to allow a 12,510-sf multi-tenant building with restaurant and retail uses on Lot 3, Block A, on approximately 1.89 acres; a Detail Site Plan for a 10,990-sf multi-tenant building with restaurant and retail uses on Lot 4, Block A, on approximately 1.72 acres; a Detail Site Plan for a 7,530-sf building with medical and retail uses on Lot 9, Block A, on approximately 0.97 acres; and a Detail Site Plan for a 4,900-sf multi-tenant building with restaurant and retail uses on Lot 10, Block A, on approximately 1.18 acres located at the southeast quadrant of S. Belt Line Road and Dividend Drive and authorizing the Mayor to sign.

Mary Paron-Boswell presented the case with exhibits and stated staff is recommending approval of the request subject to the same previous conditions, less (k):

1. There may be additional comments during the Detail Engineering review.
2. A final plat will be required prior to permitting for each of the Detail Plans.
3. The TIA will need to be updated to reflect the proposed building expansions.
4. A right turn lane be constructed on S. Belt Line Road with this project.
5. Revise the landscape plans and calculations to reflect changes prior to City Council.
6. PD Conditions:
 - a. All signage shall comply with City regulations.
 - b. Plans for the linear park shall require staff approval.
 - c. The focal point artwork shall require staff approval and shall be in place prior to the issuance of a CO for the buildings at the rear of the property.
 - d. A P.O.A. shall be required prior to the filing of the final plat.
 - e. A Detailed Site Plan shall be required for the development of any of the lots.
 - f. A Tree Survey and tree mitigation, if any, shall be required at the time of Detail Planned Development.
 - g. Daycare shall be allowed and shall not require a circular drive.
 - h. Parking shall be allowed in the front yard as shown.
 - i. Restaurants with drive throughs shall be allowed as shown on the concept plan.

j. To allow the monument signs as presented.

Robert Mendoza, Victory Retail Coppell, LLC, 2911 Turtle Creek Blvd, Suite 700, Dallas, Texas 75209, was present to answer questions of the commission.

Chairman Haas opened the Public Hearing and advised that no one wished to speak. Chairman Haas closed the Public Hearing.

A motion was made by Commissioner Guerra, seconded by Commissioner Blankenship, to approve the agenda item with staff conditions. The motion passed unanimously, 6-0.

8. Update on City Council items.

Chairman Haas stated that the commission was updated on City Council items during Work Session.

9. Adjournment

There being no further business before the Planning and Zoning Commission, Chairman Haas adjourned the meeting at 7:09 p.m.

Edmund Haas, Chair

Kami McGee, Board Secretary